

October 30, 2008 - Antrim Township Board of Supervisors Joint Meeting

**ANTRIM TOWNSHIP SUPERVISORS
ANTRIM TOWNSHIP MUNICIPAL AUTHORITY
ANTRIM TOWNSHIP PLANNING COMMISSION
BOROUGH OF GREENCASTLE
GREENCASTLE AREA FRANKLIN COUNTY WATER AUTHORITY
GREENCASTLE-ANTRIM SCHOOL DISTRICT
GREENCASTLE AREA DEVELOPMENT CORPORATION
FRANKLIN COUNTY AREA DEVELOPMENT CORPORATION
JOINT MEETING**

October 30, 2008 5:00 P.M.

The Antrim Township Board of Supervisors held a special joint meeting on Thursday, October 30, 2008 in the Antrim Township Municipal Building, 10655 Antrim Church Road, with the following present: Chairman Curtis Myers, Vice Chairman Fred Young III, Rick Baer and Sam Miller.

Visitors: Greg Hoover, Mike Shindle, Dan Fisher, Michelle Emmett, Charles Eckstine, Ken Womack, Gary Gembe, Frank Traver, David Mackley, Bob Coladonato, Bob Schemmerling, Elwood Myers, Paul Minnich, Harry Foley, Robert E. Eberly and Bill Thorne. Other visitors included representative of Chesapeake Real Estate Group LLC and Atapco Properties Inc.

Chairman Myers called the meeting to order at 5:06 p.m.

The meeting opened with prayer followed by the Pledge of Allegiance.

Representatives of ATAPCO Inc. introduced themselves to those present and stated that they have purchased a 200-acre tract of property, Antrim Commons Business Park, located in the Commerce Avenue, Molly Pitcher Highway, I-81 Exit 3 area. They also confirmed that they are interested in purchasing an adjacent 300-acre tract to add to this tract in hope of developing a 6 million square foot business park of service and retail businesses. Phase I of this development could add \$1.6 million to the tax revenue base and Phase II would add another \$2.8 million when built out.

Phase I of the project would include \$8,120,000 worth of infrastructure improvements to include public roads, water line and interchange improvements at exit 3 of I-81. Phase II of the project would include \$8,250,000 for more public roads, rail access, electric, gas, water and improvements to Route 11.

ATAPCO representatives reported that 80% of the funding for such a project would be from federal funds, while the other 20% would come from local funding in the form of bonds in one of two programs TIF or LERTA, which would be created as a partnership between the school district, Antrim Township and the developer. Representatives cited an example which has many parallels to this development in Homorous located in Allegheny County.

In asking for 20% of the funding from the local taxing bodies, representatives assured those present that it would be at 'no risk' to those participating in the bonding and that participation would help the developers to be very competitive in going forward with this project.

Representatives of ATAPCO Inc. have asked for another meeting with all governing bodies, perhaps in

60 to 90 days after they confirm federal funding can be obtained.

Ken Womack, Manager, Borough of Greencastle, asked that if work on the Comprehensive Plan could continue after the first of the year, as it has been put on hold for the time being.

Womack also reported that the Borough has found a good source of water, Well #4, located on property now owned by the school district. The Borough hopes to purchase this property, which is located in Antrim Township, from the school district and asked that the Township move with great speed when this subdivision is submitted to the Township for the review process.

Charles Eckstine, President, Borough Council, said that his committee had contacted several boroughs and townships adjacent to the Borough and Antrim Township to share funds for hiring a full time Regional Emergency Management Coordinator. Those contacted have a volunteer for their municipality and were not interested in hiring a coordinator.

At this time, Antrim Township Roadmaster Paul Minnich has the training for this position and will serve as Emergency Management Coordinator for both Antrim Township and the Borough.

Gary Gembe, representing the Greencastle Antrim Area Development Corporation, asked what was the status of Phase II of the Grindstone Hill Road (connector road) project. Phase II is proposed to continue from Leitersburg Road to Route 11 at Exit 3 of I-81. Gembe proposed that since the right-of-way through the Wertime property had already been obtained, the first section of this road should be built to the Gayman property.

Supervisor Myers said that at this time there has been no return on completion of Phase I and said that during 2009 budget discussions, Phase II of the connector road would be discussed to decide whether to keep funding in the budget specifically for this project.

Robert Eberly, Mayor, Borough of Greencastle, asked if a Joint Police Department project was still on the table and funding still available for that project. Curtis Myers and Sam Miller, Antrim Township Supervisors and Paul Schemmel of Borough Council were working on this proposal. Myers said that they hoped to have a report on the status of this project in February of 2009.

A Myers/Miller motion passed with unanimous vote to adjourn the joint meeting at 6:50 p.m.

Respectfully submitted,

Secretary